

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
761-5220

Project Name: Sovereign Development

Case #: 38-R-01

Date: March 27, 2001

Comments:

1. Need an accessible route from the street.

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Division: Zoning

Member: Terry Burgess
761-5913

Project Name: Sovereign Development

Case #: 38-R-01

Date: 3/27/01

Comments:

1. Parking data as indicated are not consistent with the site plan. The parking data indicates a 45,000 and a 5,000 square foot warehouses, but the site plan indicates a 35,000 and a 15,000 square foot warehouses.
2. In accordance with section 47-20.2 Table 2 Loading zone requirements 1 Type II loading zone is required if equal to 50,000 square feet but not greater.
3. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
4. Clearly identify and dimensions handicap parking spaces.
5. Discuss stacking distance with Engineering representative.
6. Screen all roof mounted equipment in accordance with section 47-19.2.Z.
7. Additional comments may be forthcoming at DRC meeting.

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Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: Sovereign Development

Case #: 38-R-01

Date: 3/27/01

Comments:

1. Delete the plant list on sheet SL-1, as it doesn't agree with the one on the landscape plan.
2. Show required curbing.
3. Show and provide a comprehensive list on the landscape plan of the existing trees and palms on the site, which shall include their disposition (remove, remain or be relocated). Any trees, or palms, which are considered good candidates for relocation should be relocated. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of "large, existing desirable trees", for which a permit for removal may be denied if there are site plan revisions which could save such trees. Verify whether or not any of the trees would be considered "speciman" trees, for which the Code has special requirements.
4. A Cassia in the sight triangle at 12th St. and 7th Ave. will probably be a sight triangle violation.
5. Add rain sensor requirement to irrigation note.

Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.

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Division: Police

Member: Det. Nate Jackson
954-759-6422
954-877-7875-pager

Project Name: Sovereign Development

Case #: 38-R-01

Date: March 27, 2001

Comments:

1. Windows and doors should have impact resistant glass.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Sovereign Development

Case #: 38-R-01

Date: March 27, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Planning

Member: Kevin Erwin
627-6534

Project Name: Sovereign V Business Center

Case #: 38-R-01

Date: March 27, 2001

Comments: 45,000 sq ft of warehouse and 5,000 sq ft of office at 1100 N.E. 7th Ave in B-3

1. This is a new use and must meet all current code requirements for warehouse/office in a B-3 Zone.
2. Provide dimensions for the buildings and associated setbacks on the site plan. A five foot setback is required from all streets.
3. Indicate the dimension to the centerline of all adjacent roadways on the site plan. Discuss any possible additional right-of-way that may be required with the Engineering Rep.
4. Show the location of trash receptacles/dumpster on the site plan.
5. Provide dimensions for all landscape areas.
6. Discuss vehicle stacking requirements with the Engineering Rep.
7. Discuss providing a five foot sidewalk along the length of all streets with the Engineering Rep.
8. Indicate the sight triangles on the site plan.
9. A Type I loading zone is required show location of same on the site plan.
10. Label areas by use on the site plan and indicate the dimensions of same on site plan.
11. Provide a photometric diagram for the parking lot. Indicate location of all exterior light fixtures including wall packs.
12. Discuss the apparent conflict between the overhead doors and parking spaces with the Zoning Rep.

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13. Provide similar treatments to the northwest façade of the northwest building as on the southern building.
14. Discuss proposed uses and parking requirements for same with the Zoning Rep. Auto repair, detailing and sales require more parking than warehouse. This appears to be primarily a warehouse facility, describe the types of business operations that are anticipated
15. Show compliance with Sec 47-25.3, Neighborhood Compatibility Requirements.
16. Provide a narrative of the operation including hours of operation, service loading, lighting, and security.
17. Discuss street tree requirements with the Landscape Rep.
18. Final DRC sign offs must be obtained within 90 days of this meeting.
19. Additional comments may be forthcoming at the DRC meeting.

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Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: Sovereign Development

Case #: 38-R-01

Date: March 27, 2001

Comments:

1. No sewer and water impact fees for his shell warehouse project..
2. Provide site plan showing storm water retention and related calculations.
3. Provide site plan showing water meter location and related water services.
4. Provide site plan showing sewer services to each building.

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Division: Fire

Member: Albert Weber
761-5875

Project Name: Sovereign Development

Case #: 38-R-01

Date: 3-27-01

Comments:

Show hydrant location and provide flow test .

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SITE PLAN REVIEW AND COMMENT
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Division: Engineering

Member: Tim Welch
761-5123

Project Name: Sovereign Development

Case #: 38-R-01

Date: 3-27-01

Comments:

Engineering Comments will be available at the DRC Meeting.